

# FOR LEASE

6.0 AC with Warehouse/  
Maintenance Facility

740 LLOYD RD, ABERDEEN, NJ

## Contact Us:

Jordan Metz  
Senior Vice President  
973.493.0385  
jordan@metzindustrial.com

Benito Abbate  
Senior Associate  
908.655.8331  
ben@metzindustrial.com

James Friel  
Sales Associate  
908.305.9001  
james@metzindustrial.com

 Bussel  
Realty | Metz  
Industrial Group



740 LLOYD ROAD  
ABERDEEN, NJ

Garden State Pkwy (Toll road)  
State Pkwy  
Garden State Pkwy  
Lloyd Rd

Garden State Pkwy



# Property Details

740 Lloyd Road, Aberdeen NJ



**Plot Size**  
6.0 AC



**Warehouse/  
Maintenance Facility**  
30,000 SF

- Zoned Industrial
- Outside Storage, Maintenance & Vehicle Parking
- Immediate Access to NJ Parkway & Route 35
- ~30 Miles to Newark Liberty Airport & Port Elizabeth/Newark

Building No.	Size +/-	Building Height	Loading
1	13,988 SF	~37'	----
2	11,639 SF	~30'	----
3	3,637 SF	~17'	----
4	3,439 SF	~13'	----
5	592 SF	~14'	----
6	2,400 SF	~16'	----



**Bussel  
Realty**

**Metz  
Industrial Group**

# Site Location

740 Lloyd Road, Aberdeen NJ



**Jordan Metz**  
Senior Vice President  
973.493.0385  
jordan@metzindustrial.com

**Benito Abbate**  
Senior Associate  
908.655.8331  
ben@metzindustrial.com

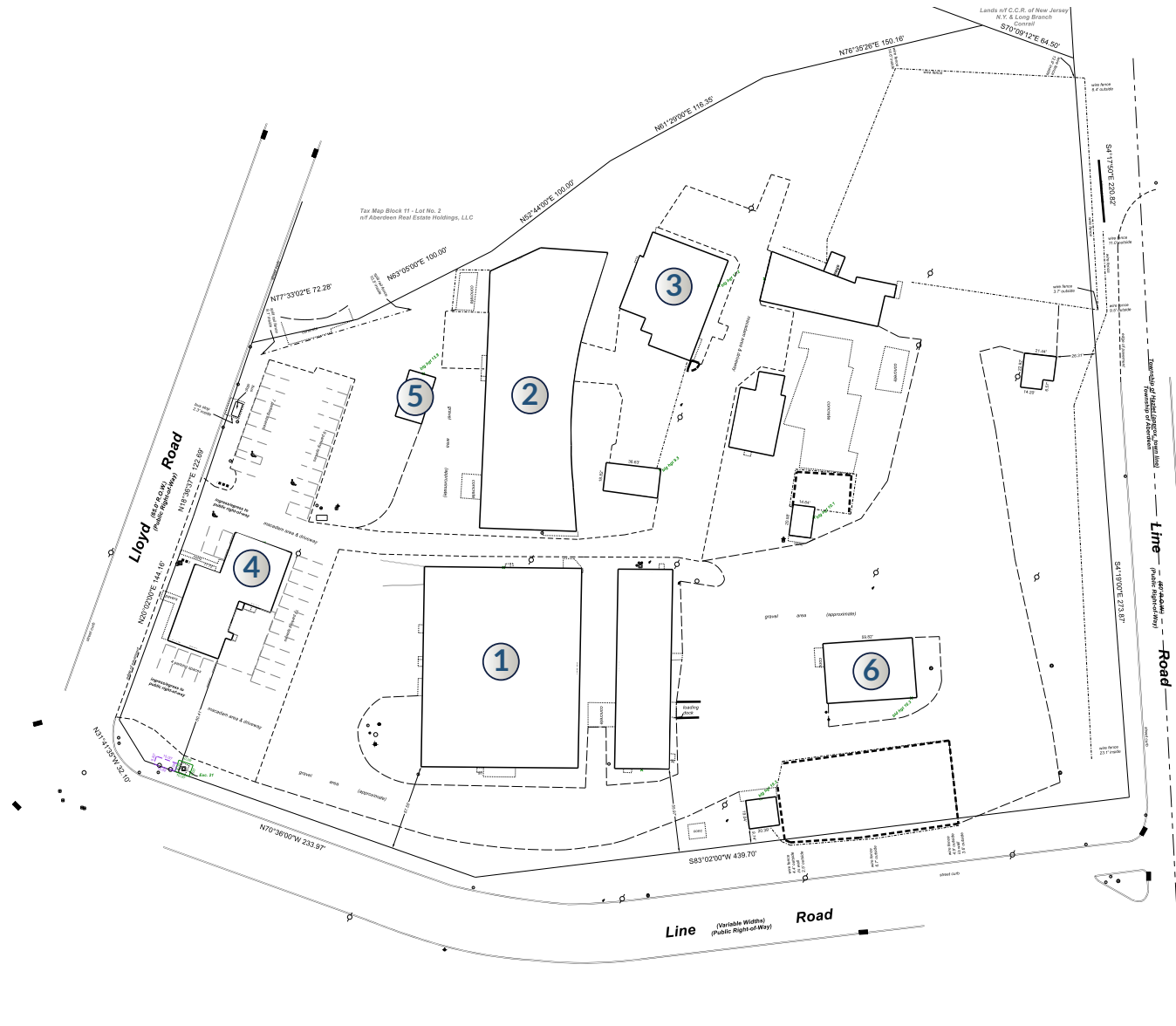
**James Friel**  
Sales Associate  
908.305.9001  
james@metzindustrial.com



**Metz  
Industrial Group**

# Site Plan - Current Setup

740 Lloyd Road, Aberdeen NJ



Jordan Metz  
Senior Vice President  
973.493.0385  
jordan@metzindustrial.com

Benito Abbate  
Senior Associate  
908.655.8331  
ben@metzindustrial.com

James Friel  
Sales Associate  
908.305.9001  
james@metzindustrial.com



Metz  
Industrial Group



# Potential Site Option #1

740 Lloyd Road, Aberdeen NJ

Building No.	Size +/-	Building Height	Loading
1	13,988 SF	~37'	---
4	3,439 SF	~13'	---



**Jordan Metz**  
 Senior Vice President  
 973.493.0385  
 jordan@metzindustrial.com

**Benito Abbate**  
 Senior Associate  
 908.655.8331  
 ben@metzindustrial.com

**James Friel**  
 Sales Associate  
 908.305.9001  
 james@metzindustrial.com



**Metz Industrial Group**

# Potential Site Option #2

740 Lloyd Road, Aberdeen NJ

Building No.	Size +/-	Building Height	Loading
1	13,988 SF	~37'	---
3	3,637 SF	~17'	---
4	3,439 SF	~13'	---



**Jordan Metz**  
 Senior Vice President  
 973.493.0385  
 jordan@metzindustrial.com

**Benito Abbate**  
 Senior Associate  
 908.655.8331  
 ben@metzindustrial.com

**James Friel**  
 Sales Associate  
 908.305.9001  
 james@metzindustrial.com



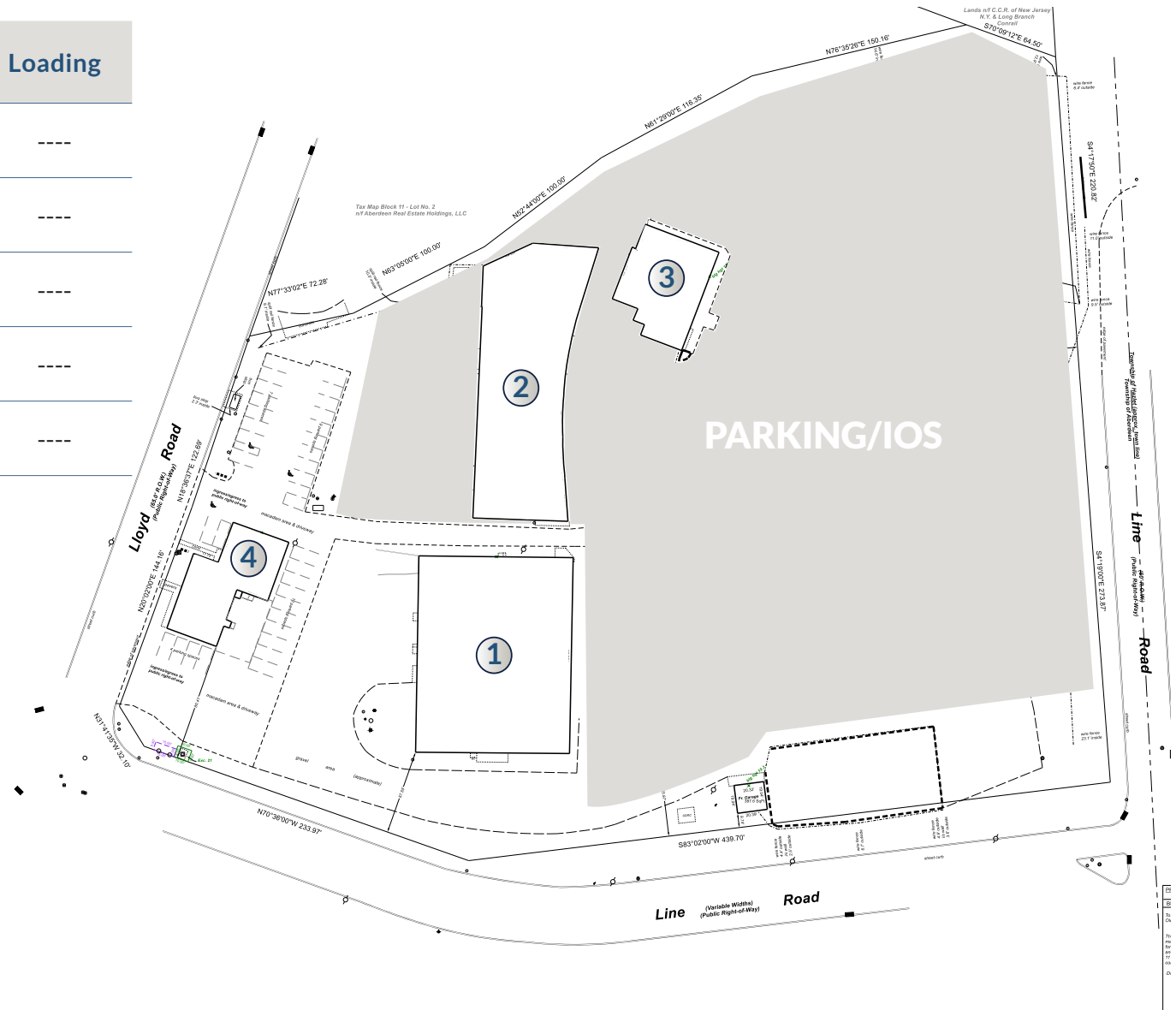
**Metz Industrial Group**



# Potential Site Option #3

740 Lloyd Road, Aberdeen NJ

Building No.	Size +/-	Building Height	Loading
1	13,988 SF	~37'	---
2	11,639 SF	~30'	---
3	3,637 SF	~17'	---
4	3,439 SF	~13'	---
6	2,400 SF	~16'	---



**Jordan Metz**  
 Senior Vice President  
 973.493.0385  
 jordan@metzindustrial.com

**Benito Abbate**  
 Senior Associate  
 908.655.8331  
 ben@metzindustrial.com

**James Friel**  
 Sales Associate  
 908.305.9001  
 james@metzindustrial.com



**Metz Industrial Group**

**740 Lloyd Road  
Aberdeen, NJ**

**For more information please contact our exclusive brokers:**

**Jordan Metz**  
Senior Vice President  
973 493 0385  
jordan@metzindustrial.com

**Benito Abbate**  
Senior Associate  
908 655 8331  
ben@metzindustrial.com

**James Friel**  
Sales Associate  
908 305 9001  
james@metzindustrial.com



This document has been prepared by Bussel Realty Corp. based on public information. Bussel Realty Corp. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Bussel Realty Corp. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Bussel Realty Corp. and/or its licensor(s).